

CITY OF BELLEVUE, WASHINGTON

ORDINANCE NO. _____

AN ORDINANCE amending the Bellevue Land Use Code to create a new Part 20.25N – Camp and Conference Center - of the Bellevue Land Use Code (Title 20 BCC); and amending the following sections of the Land Use Code for consistency with the new Part 20.25N: LUC 20.10.020 – Establishment of land use districts, LUC 20.10.100 – District descriptions, Chapter 20.10 LUC – Land Use Districts, 20.10.440 – Land use charts, and LUC 20.25B.020.B – Transition Area Design District; providing for severability, and establishing an effective date.

WHEREAS, on February 17, 2009 the City Council of the City of Bellevue adopted Ordinance No. 5859 amending the Bellevue Comprehensive Plan to add a new definition of Camp and Conference Center (CCC); and

WHEREAS, Ordinance No. 5859 established new policies in the Newcastle Subarea Plan that support the establishment of a master site planning process for redevelopment of CCC-designated parcels and development review tools to assure the predominant non-commercial character of the camp and conference center, provide predictability in development process, and maintain compatibility with the surrounding neighborhood; and

WHEREAS, the proposed amendment will assure consistency between the aforementioned Comprehensive Plan policies and the Land Use Code by established a Camp and Conference Center land use district in the Land Use Code; and

WHEREAS, the Planning Commission held a public hearing on the proposed amendments on September 10, 2014 after providing legally required public notice; and

WHEREAS, the Planning Commission, after holding said public hearing, recommended that the City Council approve the proposed amendments; and

WHEREAS, the City Council finds that the proposed amendments meet the decision criteria of LUC 20.30J.135 and are consistent with the Comprehensive Plan, enhance the public health, safety and welfare, and are not contrary to the best interest of the citizens and property owners of the City of Bellevue, as more completely analyzed in the Staff Report for the amendment dated _____; and

WHEREAS, the City of Bellevue has complied with the requirements of the State Environmental Policy Act (Chapter 43.21C RCW) and the City Environmental Procedures Code (Chapter 22.02 BCC); now, therefore,

THE CITY COUNCIL OF THE CITY OF BELLEVUE, WASHINGTON, DOES ORDAIN AS FOLLOWS:

Section 1. A new Part 20.25N of the Bellevue Land Use Code is hereby adopted as follows:

Part 20.25N Camp and Conference Center District

20.25N.010 Applicability

General

~~A. Applicability~~

~~B.A.~~ This Part 20.25N LUC, Camp and Conference Center (CCC) District, contains standards and guidelines that apply to development and activity within the CCC District.

~~C.B.~~ This Part 20.25N LUC is subject to ~~applicable~~ Part 20.25H LUC - Critical Areas Overlay District.

~~D.C.~~ This Part 20.25N LUC is not subject to Part 20.25B LUC - Transition Area Design District.

~~Definitions specific to Camp and Conference Center (CCC) District~~

~~**CCC District:** See Part 20.10.397 LUC.~~

~~1. **Principal Uses:** A CCC's principal uses are group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats; and their associated structures, facilities, and activities including food preparation and eating, lodging, recreation, administration, and maintenance functions.~~

~~2. **Subordinate Uses:** A CCC is used primarily by organizations and schools and the families and individuals they enroll. However, a CCC may include additional subordinate uses when these uses are functionally related to the CCC's predominant non-commercial purpose. These uses include dwelling units for CCC staff, restaurants, other recreation uses as permitted, and miscellaneous retail trade uses which do not exceed 5,000 square feet individually or 10,000 square feet in total on a single CCC site.~~

~~3. **Existing conditions** are the uses, structures, facilities, and activities in existence in a CCC District on the date of Master Development Plan approval.~~

~~4. **Other land uses** as permitted in the LUC are subject to applicable provisions of this Part 20.25N LUC. Refer to the permitted CCC uses chart below.~~

20.25N.020 Master Development Plan Review ~~—Review Required—Standards and Requirements~~

A. Review Required

A Master Development Plan (MDP) review under Part 20.30V LUC is the means by which the City shall ensure that site development in a CCC district is consistent with the Comprehensive Plan and the provisions of this Part 20.25N and meets all applicable site development standards and guidelines of the LUC. The applicant shall record the approved MDP with King County in accordance with LUC 20.30V.180, after CCC zoning is established for the site encompassed in the MDP. Per LUC 20.30V.140 the applicant may, but is not required to, request that the MDP constitute a Binding Site Plan pursuant to Chapter 58.17 RCW.

B. Standards and Requirements

All development within a single CCC site shall be governed by ~~Master Development Plans~~MDPs reviewed by the Director pursuant to Part 20.30V LUC.

1. At a minimum, the ~~Master Development Plan~~MDP shall ~~depict reference~~ the following:

- a. Existing conditions. ~~The purpose of this subsection is to manage the transition of existing conditions into an approved CCC Master Development Plan,~~ including:
 - i. The proposed continued use, maintenance, and/or remodeling of existing conditions, including uses and structures and their current locations, which are ~~would become uses~~ permitted in a CCC District.
 - ii. The proposed continuation~~tion~~ of existing conditions, including uses and structures and their current locations, which are not permitted ~~uses~~ in a CCC District. The nonconforming provisions of LUC 20.20.560 and/or the Temporary Use provisions of Part 20.30M~~N~~ LUC apply to these existing conditions.
 - iii. The proposed discontinuation of existing conditions, including uses and structures and their current locations, and general timing, sequencing, or triggering of same.
- b. The proposed general location or placement of proposed uses, buildings, structures, facilities, and site features;
- c. ~~A list of proposed principal and subordinate uses and their general locations;~~
- d. ~~Total development intensity as regulated by other requirements of this~~Conformance with the dimensional requirements of Part LUC 20.25N.050, based on the ~~The measured site area is the total area contained in the Master Development Plan; single CCC site or the comparable adopted boundary of a Binding Site Plan under RCW 58.17;~~

~~A.~~2. Phasing. ~~An MDP Master Development Plan~~ may show CCC-site development in geographically-defined phases per LUC 20.30V.130.
~~An MDP will be considered phased if, notwithstanding subsection 20.25 N.020.B.1, it does not show conformance with the dimensional requirements, other development standards, and design guidelines of this Part 20.25N LUC or does not propose building construction.~~

3. ~~These dimensional requirements, other development standards, and design guidelines shall be fulfilled through subsequent Design Review approval.~~

Modifications to an approved MDP or phased MDP shall be governed by ~~part~~LUC 20.30V.160 LUC except modifications to existing conditions shall be governed by ~~reference to~~ LUC 20.25N.020.B.1.a.ii.

20.25N.030 Design Review Required

Design Review pursuant to Part 20.30F LUC shall be required for any proposed ~~single or multiple building~~ developments in a CCC District, except for freestanding structures proposed for religious activities which will be reviewed through the Conditional Use review process proposed or approved MDP. Modifications or additions to an approved Design Review in a CCC District shall be governed by LUC 20.30F.175. The dimensional requirements, other

development standards, and design guidelines of this Part 20.25N shall be ensured through the Design Review process.

20.25N.0430 Uses in the CCC District (1) (2) (5) ~~Permitted uses chart~~

<u>Conference center for professional, educational, or religious meetings, seminars, or retreats</u>	<u>P</u>
<u>Structures, facilities, and activities including food preparation and eating, lodging for camp attendees, recreation facilities, and administrative and maintenance functions associated with the above permitted uses. (6)</u>	<u>P</u>
Subordinate uses (<u>34</u>)	
Recreation <u>uses associated with conference center for professional, educational, or religious meetings, seminars, or retreats</u> - Indoor public assembly and camping sites (7)(68) (<u>9</u>)	S
Restaurant (6)	S
Dwelling units for CCC staff	S
Miscellaneous retail trade: drug stores, camp stores, gift stores, jewelry, clothing, bookstores, newsstands, florist, photo supplies, video sales/rental and vendor carts, <u>if located in a structure containing one of the above permitted uses. (740)</u>	S
Other Land Uses (2) (3)	Key
Childcare services	P
Religious activities (<u>45</u>)	C
Accessory parking (<u>841</u>)	P
Wireless communication facilities, including satellite dishes (<u>942</u>)	<u>A/P</u>
Utility facility	C
Local utility system	P
Regional utility system	C
Essential public facilities (<u>1043</u>)	C
Transit facilities (<u>1144</u>)	P
Highway and street right-of-way	P
Electrical Utility Facility (<u>1245</u>)	A/C

P = Permitted Use

S = Permitted only as a Subordinate use to the above-listed permitted Use

C = Conditional Use (see Part 20.30B or 20.30C LUC)

A = Administrative Conditional Use (see Part 20.30E)

Notes:

- ~~(1)~~ See LUC 20.25N.010 and LUC 20.50.046—Subordinate Use for applicable definitions.
- ~~(2)~~(1) Existing Conditions as defined in this Part 20.25N LUC are permitted subject to an approved MDP Master Development Plan. See LUC 20.25N.020.B.1.a.
- ~~(3)~~(2) Uses must be included into a MDP Master Development Plan approval pursuant to LUC 20.25N.020.
- ~~(4)~~(3) These uses are permitted only as a subordinate use to the above permitted uses. See LUC 20.20.840; Subsections C1 and C.3 does not apply in a CCC district. Subordinate uses shall be located on the same site or in the same structure as the permitted use in accordance with the approved MDP. Restaurant and miscellaneous retail trade subordinate uses are permitted only within the same structure containing a principal CCC use.
- ~~(5)~~ Freestanding structures proposed for Religious Activities permitted in a CCC as “Other Land Uses” (per LUC 20.25N.030) do not require Design Review. Compliance with the approved Master Development MDP Plan shall be included in review assured through the Conditional Use permit process required for Religious Activities uses.
- ~~(6)~~(4) Drive-through facilities are not allowed in the CCC district.
- ~~(7)~~(5) See LUC 20.25N.0760 for Other- Development sStandards that apply to these uses recreation facilities.
- ~~(8)~~(6) Recreation uses exclude private health clubs, athletic clubs, outdoor public assembly, and hunting clubs, gun clubs or gun sports activities.
- ~~(9)~~ Outdoor recreation activities are subject to special review of amplified sound permits.
- ~~(10)~~(7) May not exceed 5,000 gross square feet individually or 10,000 gross square feet total within the boundary of a CCC. The lineal feet of commercial and retail uses along a street frontage are limited through the approval of a MDP Master Development Plan.
- ~~(11)~~(8) Accessory parking is permitted to serve only the uses located within the CCC district pursuant to an approved MDP Master Development Plan and requires approval through the review process required for the primary land use which it serves.
- ~~(12)~~(9) Wireless communication facilities must meet the requirements of LUC 20.10.440 – Notes 14, 16, and 21, Transportation and Utilities, and LUC 20.20.195. Prior Administrative Conditional Use approval is required for freestanding monopole facilities and wireless facilities integrated into existing parking lot light poles and/or adjacent street poles (within the right-of-way) to the site. Building-mounted wireless facilities are permitted outright. Any ground-mounted equipment must be adequately screened per LUC 20.20.195. Satellite dishes are permitted outright.
- ~~(13)~~(10) Refer to LUC 20.20.350 for general requirements applicable to essential public facilities.
- ~~(14)~~(11) Transit facilities include transit stops and high-capacity transit stops.
- ~~(15)~~(12) Refer to LUC 20.10.440 – Note 22, Transportation and Utilities.

LUC 20.25N.0540 Dimensional requirements

Minimum Setback <u>(1)</u>			Maximum Impervious Surface <u>(6)*</u>	Maximum Lot Coverage <u>(6)*</u>	Building Height <u>(1)</u> (2).(3) <u>(4)</u>
Front <u>(54)</u>	Rear <u>(4)</u>	Side <u>(3)</u> <u>(4)</u>			

20'	25'	minimum 20'	65% (5)	40%	30'
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~~*per each CCC Master Development Plan~~

Footnotes:

(1) Setbacks shall be measured from the exterior boundaries of the entire area contained in the approved MDP.

~~(4)(2)~~ Maximum building height in CCC districts is 30 feet measured from the average elevation of the existing grade around the building to the highest point of a flat roof, or 35 feet to the ridge of a pitched roof. Shoreline height is measured per LUC 20.25E.080.

~~(2)(3)~~ Maximum building height of any individual building facade is 40 feet measured from the existing grade at the building wall to the ridge of a pitched roof or top of a flat roof.

~~(3)(4)~~ An increase in building height, including any building façade, of up to a maximum 55' (to a pitched or flat roof) ~~per Footnotes (1) and (2) above~~ is allowed for specific uses as identified in the Master Development Plan and the requirements noted below:

- Such height increase is approved under both the Master Development Plan and Design Review for the structure; and
- Rooftop mechanical equipment shall be subject to the height limitations in LUC 20.25B.040.A.1; and
- The increase in height is necessary to accommodate uses or equipment functionally related to a permitted CCC use such as swimming pools, performing arts theatres, and gymnasiums; and
- Any portion of the structure exceeding the maximum building height ~~per Footnote (3) above~~, is stepped back from any property line a minimum distance of 50 feet unless a reduction is approved through the Master Development Plan process.

~~(5) Surface parking should not be located within the building setbacks.~~ The front yard setback for retail/service/commercial uses is 0'. These uses are and is subject to the building design guidelines for LUC 20.25N.080, Building Design Guidelines – Retail/Service/Commercial Uses, Street Frontage Buildings. See LUC 20.30N.080.

(6) Maximum impervious surface and maximum lot coverage shall be based on the total site area contained in the approved MDP.

20.25N.0650 Landscape requirements

Perimeter <u>(1)</u>	Landscaping Requirement (2) (3) (4)
Street <u>Frontage</u>	10' wide Type III landscaping
Interior <u>Property Lines</u>	10' wide Type III landscaping

Footnotes:

(1) These requirements apply to the exterior boundaries of the entire area contained in the approved MDP.

(2) The tree retention provisions of LUC 20.20.900 for subdivisions (30%) apply in the CCC district.

(3) If a retail/service/commercial use is located at sidewalk with a 0' building setback then the landscaping requirement may be reduced to 0', per the approved MDP Master Development Plan.

(4) Existing vegetation may be used in lieu of the landscape requirement noted above.

The Director may approve alternative landscaping ~~options~~requirements in accordance with LUC 20.20.520.J.

20.25N.0760 Other Development Standards

A. Signage

The provisions of BCC 22B.10.040 LUC—Office, research and development, and multifamily residential district signs—shall regulate signage proposed in CCC districts, EXCEPT:

1. Rooftop signs are prohibited.
2. Any building-mounted sign shall be located on the face of the building containing the main entrance to the building premises and the sign, if facing abutting residential property, shall be located more than 50 feet from the abutting residentially-zoned property line.
3. Signs in this district may be internally or externally illuminated. If externally illuminated, the illumination source shall be located, shaded, shielded, or directed so that it is not visible from a public street or adjoining residentially-zoned property. All sign illumination shall be turned off between the hours of 10:00 p.m. and 6:00 a.m.
4. Directional signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.
5. Incidental signs, as defined in BCC 22B.10.020, are permitted and are not included in the number of primary signs.

B. Trip generation measurement

Land uses shall be defined as follows for measuring trip generation rates:

1. Proposed CCC principal land uses shall be calculated with a single trip generation rate which shall be based on Institute of Transportation Engineers' data, applicant information and other relevant material.
2. Proposed CCC subordinate land uses shall be calculated individually for purposes of determining a specific, separate trip generation rate. Each individual subordinate land use's trips shall be added to the CCC site's total trip volume. All proposed other land uses within a CCC shall be calculated individually for purposes of determining a specific, separate trip generation rate. Each individual other land use's ~~trips shall~~trips shall be added to the CCC site's total trip generation volume.
3. Existing conditions land uses shall be assigned the appropriate land use (principal, subordinate, or other) for purposes of the CCC total trip generation rate.

C. Parking

Parking ~~for CCC uses~~ shall be required through unspecified use parking analysis established by the Director through LUC 20.20.590.F.2. Such analysis shall individually identify the maximum number of parking stalls required for ~~CCC-permitted~~ uses which are identified and permitted in the MDP Master Development Plan. Shared use provisions may be considered.

D. Noise

Uses in the CCC District are subject to the City of Bellevue Noise Control Code (Chapter 9.18 BCC). For the purpose of noise control, the CCC District shall be treated as a Residential land use district: Class A EDNA pursuant to BCC 9.18.025.

20.25N.0870 Design guidelines

In addition to the decision criteria in LUC 20.30F.145, the following guidelines/criteria apply:

A. General Guidelines

Each structure and all proposed site development must comply with the approved MDP Master Development Plan. If an application for Design Review [when required] contains elements inconsistent with the approved Master Development Plan/MDP, the Director may not approve the Design Review until the required Master Development Plan/MDP is amended to include those elements.

B. Site Design Guidelines

1. Develop site improvements and amenities consistent with the phasing approved in a MDP Master Development Plan;
2. Provide visual and functional connections between uses within the CCC District by incorporating areas of vegetation, outdoor spaces and pedestrian connections;
3. Consider surrounding vegetation, topography, street patterns, parking configuration and building massing in order to result in a compatible fit between proposed development and adjacent non-CCC residential development;
4. The largest CCC buildings with the largest bulk (size, height) shall be located to minimize impacts on adjacent residential uses within the interior-most portion of the CCC property and shall be shown as such on the Master Plan site plan. See Footnote (43)(d) under LUC 20.25N.0540.
5. Maximize the retention of existing significant (see LUC 20.50.046 – Significant Itree) vegetation to soften visual impacts on adjacent residential areas.
6. Design vehicular access to the site so that traffic is not directed through an abutting residential district.
7. ~~Surface parking should not be located within building setback areas.~~ Minimize the visual impact of parking facilities by integrating parking facility structures and lots into the site.

and by providing landscape screening where surface parking is located adjacent to residential uses or within setback areas.

8. Locate vehicle drop-off areas in close proximity to building entries.
 9. Consider the following in designing outdoor spaces interior to the site:
 - a. Orientation. Orient to sunlight to the maximum extent feasible
 - b. Provide good physical and visual access from the interior space to sidewalks and walkways, so that the space is perceived as an extension of the sidewalk or walkway.
 - c. ~~Pavement. Use non-glare, nonslip, and safe surface materials.~~
- ~~Physical Access.~~ Ensure ready physical as well as visual access to the interior space, with special attention to elevation differences.
10. Innovative Techniques for Impervious Surface may be considered per LUC 20.20.460.G.

C. Building Design Guidelines – All Uses

1. Materials, finishes, and details should be complementary to each other and be consistent with the design intent of the ~~CCC MDP Master Development Plan~~;
2. Locate service areas for trash dumpsters, loading docks and mechanical equipment away from public rights-of-way and residentially-zoned property where possible. Screen views of those elements if they cannot be located away from public frontages; ~~and~~
3. Incorporate weather protection and pedestrian amenities for transit facilities; ~~and~~
4. Design rooftop mechanical equipment to be architecturally integrated with a building.

D. ~~Street Frontage (Right-of-Way) Building~~ Design Guidelines – Retail/Service/Commercial Uses

In addition to the Building Design Guidelines in LUC 20.25N.080.C, buildings intended to house retail, service, or commercial uses shall comply with the following design guidelines:

1. Provide ground floor building elements that are accessible and comfortable to pedestrians through use of human-scale design elements, such as recessed entries, entrance canopies, planters, benches, variations in paving materials, ~~and~~ lighting features;
2. Consider weather protection in the site interior through use of sheltered walkways or sidewalks; and
3. Design entries to be clearly identifiable from public rights-of-way adjacent to the CCC District or from a pedestrian walkway connected to a public right-of-way.

Section 2. Section 20.10.020 of the Bellevue Land Use Code is hereby amended to add Camp and Conference Center (CCC) to the district designations, as follows:

20.10.020 Establishment of land use districts.

Land use districts in the City are hereby established as follows:

District	Designation
<u>Camp and Conference Center</u>	<u>CCC</u>

Section 3. Section 20.10.100 of the Bellevue Land Use Code is hereby amended to read:

20.10.100 District descriptions.

LUC 20.10.180 through 20.10.395 395397 describe the purpose and scope of the City's land use districts. These sections may be used to guide the interpretation of the regulations associated with each district.

Section 4. Chapter 20.10 of the Bellevue Land Use Code is hereby amended to add the following section:

20.10.397 Camp and Conference Center (CCC)

A camp and conference center (CCC) provides areas for a unified mix of group day or residence camps and professional, educational, or religious meetings, conferences, seminars, and retreats and their associated facilities and activities. These are used primarily by organizations and schools and the families and individuals they enroll.

The purpose of the designation is to maintain the compatibility of this unique mix of uses with surrounding neighborhoods by limiting the overall intensity of the site, and protect lower intensity uses from the effects of higher intensity uses.

Section 5. Section 20.10.440 of the Bellevue Land Use Code is hereby amended to add the following language below each land use chart:

Permitted uses in the Camp and Conference Center District (CCC) are listed in LUC 20.25N.040.

Section 6. Section 20.25B.020.B of the Bellevue Land Use Code is hereby amended to add a new subparagraph 10, to read:

20.25B.020.B Transition Area Design District – Limitations

10. Development within the CCC Land Use District is not subject to Transition Area Design District requirements.

Section 7. Severability. Should any provision of this ordinance or its application to any person or circumstance be held invalid, the remainder of the ordinance or the application of the provision to other persons or circumstances shall not be affected.

Section 8. This ordinance shall take effect and be in force five (5) days after adoption and legal publication.

Passed by the City Council this _____ day of _____, 2014 and signed in authentication of its passage this _____ day of _____, 2014.

(SEAL)

Claudia Balducci, Mayor

Approved as to form:

Lori M. Riordan, City Attorney

Attest:

Myrna L. Basich, City Clerk

Published _____